

WEST VALLEY CITY, UTAH

ORDINANCE NO. 13-31

Date Adopted: 08/20/2013

Effective Date: 08/29/2013

AN ORDINANCE AMENDING THE ZONING MAP TO SHOW A CHANGE OF ZONE FOR PROPERTY LOCATED AT 4434 AND 4471 SOUTH 5400 WEST FROM ZONE 'A' (AGRICULTURE) TO ZONES 'R-1-10' (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 10,000 SQUARE FEET) AND 'R-1-8' (SINGLE-FAMILY RESIDENTIAL, MINIMUM LOT SIZE 8,000 SQUARE FEET).

WHEREAS, the West Valley City Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed zoning change pursuant to Chapter 9 of Title 10, Utah Code Annotated 1953, as amended, and the West Valley City Zoning Ordinance; and

WHEREAS, a public hearing before the City Council of West Valley City was held after being duly advertised as required by law; and

WHEREAS, the City Council of West Valley City finds that such zoning change should be made;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah:

SECTION 1. ZONING CHANGE.

The property described in application #Z-3-2013, filed by Utah Real Estate Development, located at 4434 and 4471 South 5400 West is hereby reclassified from zone 'A' (agriculture) to zone 'R-1-10' (single family residential, minimum lot size 7,000 square feet) and 'R-1-8' (single family residential, minimum lot size 8,000 square feet) said property being more particularly described as follows:

'A' to 'R-1-8'

Parcel #: 20-01-326-075

BEG S 0°05'30" E 517.04 & N 89°54'30" E 33 FT FR NW COR OF NE 1/4 OF SW 1/4 SEC 1, T2S, R2W, SLM; N 89°54'22" E 200.46 FT; N 0°05'38" W 100 FT; N 89°54'22" E 427.65 FT; S 0°03'02" E 252.58 FT; S 89°54'22" W 377.07 FT; N 0°05'38" W 98.58 FT; S 83°06'56" W 50.74 FT; S 89°54'22" W 185.46 FT; S'LY ALG A 15 FT RADIUS CURVE TO L 23.56 FT; N 0°05'30" W 75 FT TO BEG. 2.64 AC M OR L. LESS APPROXIMATELY THE EAST 218' WHICH IS ALREADY ZONED R-1-8.

'A' to 'R-1-10'

Parcel #: 20-01-301-024

BEG S 0°05'18" E 144.74 FT FR NE COR OF NW 1/4 OF THE SW 1/4 SEC 1, T 2S, R 2W, SLM; S 0°05'18" E 109.17 FT; N 89°49'45" W 33 FT; S 0°05'18" E 110 FT; S 89°49'45" E 33 FT; S 0°05'18" E 247.25 FT;

N 89°49'45" W 484.95 FT; N 0°07'46" W 247.25 FT; N 0°05'18" W 219.17 FT; S 89°49'45" E 485.13 FT TO BEG. 5.11 AC M OR L. LESS APPROXIMATELY THE SOUTH 157' WHICH IS ZONED R-1-7.

SECTION 2. ZONING MAP AMENDMENT.

The West Valley City Zoning Map shall be amended to show the change.

SECTION 3. EFFECTIVE DATE.

This ordinance shall take effect immediately upon posting, as required by law.

DATED this 20th day of August, 2013.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER